

**District VI Advisory Board
Agenda
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**Wednesday
October 21, 2015
6:30 p.m.**

**Evergreen Recreation Center
2700 N. Woodland, Wichita KS 67204
Lounge Clubroom**

ORDER OF BUSINESS

- Call to Order
- Approval of Minutes for October 5, 2015

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

1. Scheduled items:

None

Recommended Action: Provide comments/take appropriate action.

2. Off-agenda items:

Recommended Action: Provide comments/take appropriate action.

OLD BUSINESS

3. ZON2015-0009 & CON2015-0008 Bill Longnecker

Applicant PBP Real Estate, c/o Chris Lee (applicant/owner) Ruggles & Bohm, P. A., c/o Will Clevenger are requesting a zoning change to TF-3 Two-Family Residential and a Conditional Use to allow multi-family residential density. The proposed site is currently zoned SF-5 Single-Family Residential, 2.53 acres in size and is located at 31st Street North and Mascot Avenue intersection.

Recommended Action: Planning staff recommends that the request for zoning change and the Conditional Use request be approved, subject to the following conditions:

- (1) The site will be developed with a total of 18 living units with two parking spaces per dwelling unit on the approximately 2.53-acre site: (The MAPC made this revision which reduced the number of living units from 23 to 18 units & required each living unit to have two on-site parking spaces.)
- (2) The site will be developed as shown on an approved site plan and in compliance with all the UZC's development standards for multi-family residential development including, but not limited to, compatibility setbacks, parking, screening, lighting and landscaping.
- (3) The site will be developed with 18 living units, reflecting the MAPC recommendations. The applicant is proposing nine duplexes versus the originally proposed 23 living units consisting of nine single-family residences and seven duplexes.
- (4) Each living area unit will have two off-street parking spaces located on the driveway of each living unit.
- (5) Each living unit will have a carport.
- (6) The applicant proposes that the two open lots shown on the revised site plan will be platted as reserves for open space and playground. There will be platted reserves for drainage, playground and open space. Originally the applicant proposed only one reserve for drainage.

- (7) There will be a 32-foot wide public street cul-de-sac designed to Subdivision Regulations for narrow residential streets for the development. Originally the applicant proposed a 25.1-foot wide drive that looped through the site, with two intersections onto 31st Street North.
- (8) There will be a 'stone' wainscot located along the shared entrance-porch portion of the front of the duplexes. The front of the duplexes will share and face the same front yard, all as shown on the elevations provided by the applicant. To understand differences, compare site plans and elevations for the difference between the original proposal and the revised proposal.
- (9) The site shall be developed in general conformance to an approved site plan (including any adjustments needed as a result of the approved platting of the subject property) and elevations.
- (10) The site will be platted within a year of approval of the zoning case by the governing body.

NEW BUSINESS

4. ZON2015-00040

Applicant 1400 Douglas Group, LLC (Paul Grey) is requesting a zoning change to CBD Central Business District. The proposed site is currently zoned Limited Industrial, subject to the Delano Overlay District. The site is also .23018 acre in size and is located at 1420 and 1440 West Douglas Avenue.

Recommended Action: Planning staff recommends that the request for CBD Central Business District zoning be approved base on the findings listed in the staff report.

5. ZON2015-00041

Applicant F& T, LLC and 1520 W Douglas, LLC (Paul Grey) is requesting a zoning change to CBD Central Business District. The proposed site is currently zoned LI Limited Industrial subject to Delano Overlay District. The site is also .07421 acre in size and located at 1520 West Douglas Ave.

Recommended Action: Planning staff recommends that the request for CBD Central Business District zoning be approved based on the findings listed in the staff report.

BOARD AGENDA

6. Issues of Concern

DAB members have the opportunity to ask questions regarding City topics and identify issues of concern to be addressed.

Recommended Action: Receive and propose appropriate action.

7. Neighborhood Reports

DAB members may report events/activities from the neighborhood/homeowners groups in their areas.

Recommended Action: Receive and propose appropriate action.

UPDATES FROM COUNCIL MEMBER

The next DAB VI meeting will be held at 6:30 p.m., Nov. 2, 2015, at the Evergreen Rec Center, 2700 N. Woodland, Wichita, KS 67203.

ADJOURN